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Landowner-Specific Narrative Summary**Mary Ann Sievers, Ruth and Charles Powell, David Powell, and Matthew Powell**

ATXI has been unsuccessful in obtaining an easement from Mary Ann Sievers, Ruth and Charles Powell, David Powell and Matthew Powell. Ruth Powell and Mary Ann Sievers are sisters; David and Matthew are the sons of Ruth and Charles. Charles Powell has been the primary point of contact throughout negotiations. The Sievers-Powell family owns six parcels at issue, totaling approximately 356.5 acres, along the Meredosia to Pawnee segment of the Project in Morgan and Scott Counties, Illinois. The parcels have been designated internally as ILRP_MP_MO_149_ROW and ILRP_MP_ST_028_ROW, 029_ROW, 030_ROW, 031_ROW, and 033_ROW. As summarized on ATXI Exhibit 2.1, ATXI has contacted, or attempted to contact, the Sievers-Powell family, or its counsel, regarding acquiring an easement across the properties on at least 37 occasions, including no less than 29 in-person meetings, 3 letters, and 4 phone calls.

A land agent began attempting to contact the Sievers-Powell family in October 2013, and met with Mrs. Ruth Emily Powell in May 2014 and Mr. Charles Powell in June 2014. At the June 2014 meeting, Mr. Powell informed the agent that he was opposed to the Project, and expressed concerns regarding the per-acre compensation ATXI offered for an easement on his property, as well as the crop damages ATXI had calculated. The agent asked Mr. Powell to provide bin receipts showing higher per-acre yields. The agent met with Mr. and Mrs. Powell again in August 2014, and the Powells informed the agent they would not sign any documents.

The agent made several attempts between September and October 2014 to discuss a pole relocation request made by one of the Powells' neighbors, but could not gain approval from the Powells, or their denial. In a meeting with the land agent on October 14, 2014, Mr. Powell stated that he would deny ATXI permission to survey until the law required him to grant access.

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Landowner-Specific Narrative Summary**Mary Ann Sievers, Ruth and Charles Powell, David Powell, and Matthew Powell**

On December 22, 2014, the agent presented Mr. and Mrs. Powell with an updated offer for A_ILRP_MP_MO149_ROW, based on a revised appraisal that increased the per-acre value of that property. On February 5, 2015, the land agent presented Mr. and Mrs. Powell with a different request from an adjacent landowner to relocate a pole on their property. The Powells agreed to the request on February 9, 2015 as they felt it would not affect their farming operations.

In March 2015, the land agent met with Mr. Powell to discuss ATXI's need to conduct surveys on the property, and Mr. Powell withdrew his denial of survey access on March 12, 2015. The land agent met with Mr. Powell and a member of the survey team on March 31, 2015, to review ATXI's plans to survey the Sievers-Powell properties.

ATXI presented final plat offers in June 2015; the final plat offers reflected an additional increase in the per-acre value offered. In a follow-up meeting on June 30, 2015, Mr. Powell informed the land agent that he had no specific questions regarding the easement, and did not wish to make any changes to the easement language. Mr. Powell did not negotiate with respect to the offered compensation. However, Mr. Powell stated he would not sign an easement until a pending case before the Appellate Court is resolved.

ATXI will continue to negotiate with Sievers-Powell family to the extent it is willing to engage in negotiations with ATXI. However, a voluntary agreement in the timeframe supporting the segment's in-service date is unlikely. Therefore, ATXI requests eminent domain authority over these parcels.

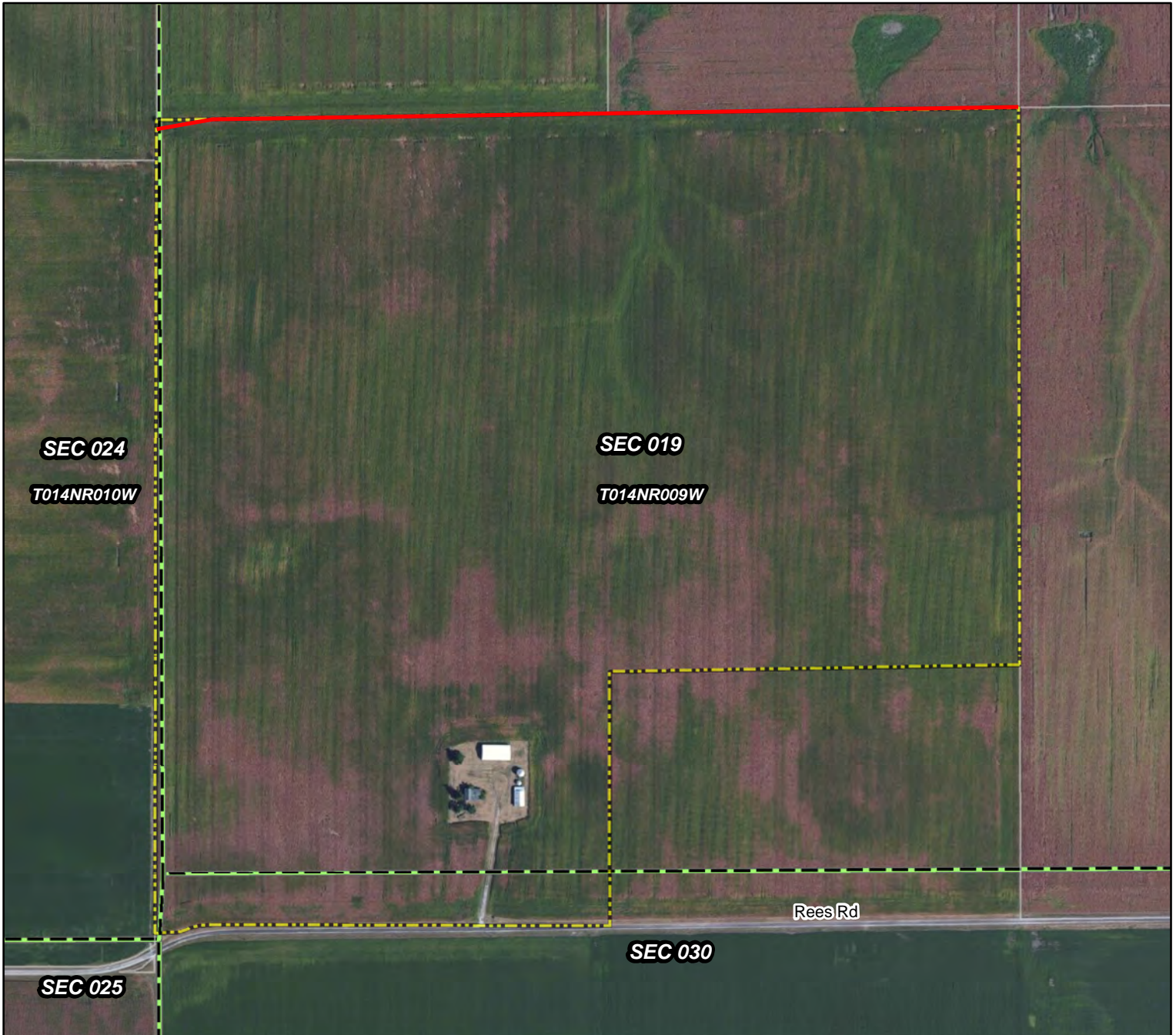
Agent Checklist with Landowner

1. Landowner contacted to set up initial appointment no sooner than 14 days after the 14 day letter was sent ☒
2. Initial appointment set for 5/15/14 ☒
3. Activity Note entered regarding Initial Meeting, including specifics regarding landowner concerns, if any, and details of meeting ☒
4. Prepare and review Acquisition documents and maps ☒
5. Provide landowner with business card and show Ameren ID badge ☒
6. Ask the landowner they received the 14 day letter: ☒
 - a. Ask if the landowner read 14 days letter
 - b. Does landowner have any questions regarding letter:

7. Provide/explain the purpose of the project ☒
8. Discuss routing and how it affects landowner: ☒
 - a. Provide Fact Sheet about the project
 - b. Provide landowner copies of:
 - i. Small scale map of the project
 - ii. Sketch and description of type of facilities/structures
 - iii. Approximate location of facilities
 - iv. Option for Easement including exhibit showing length and width of the easement area
 - v. Memorandum of Option Exhibit B
9. Make compensation offer, provide calculation sheet and explain basis of offer ☒
10. Discuss subordination of mortgage, if applicable ☒
11. Complete Construction Questionnaire, including name of tenant, if applicable ☒
12. Provide EMF brochure, if requested ☐
13. Enter initial offers and counter-offers if any, into CLS Viewer. Contact tenant, as appropriate; complete tenant consent form if applicable ☒
14. Agent Name (Print and Sign) Lewis Cain Lewis Cain ☒

Morgan County, IL

Tax Id: 14-19-300-002

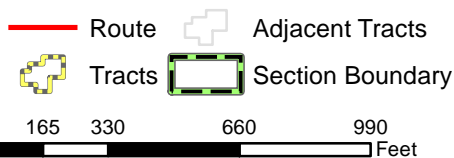


Ameren - Illinois Rivers



Contract Land Staff, LLC
2245 Texas Drive, Suite 200
Sugar Land, TX 77479

For discussion purposes only. All measurements and distances are approximations and pend final survey and engineering.



Mary Ann Sievers

Tract No.:A_ILRP_MP_MO_149

Date: 6/10/2015

EXHIBIT "A"

A 4.920 ACRE TRACT OF LAND SITUATED IN THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 14 NORTH, RANGE 9 WEST OF THE 3RD PRINCIPAL MERIDIAN, MORGAN COUNTY, ILLINOIS AND BEING PART OF A TRACT OF LAND DESCRIBED IN DEED TO MARY ANN SIEVERS, RUTH EMILY POWELL AND RUTH EMILY POWELL, LIFE ESTATE, THEN TO DAVID POWELL AND MATTHEW POWELL, RECORDED IN DOCUMENT NO. 482901 OF THE DEED RECORDS OF MORGAN COUNTY, ILLINOIS AND DESCRIBED IN LAST WILL AND TESTAMENT TO MARY ANN SIEVERS, AND RUTH EMILY POWELL, LIFE ESTATE, THEN TO THE CHILDREN OF RUTH EMILY POWELL AND CHARLES POWELL AND RUTH EMILY POWELL, JOINT LIFE ESTATES, AND THEN TO THE CHILDREN OF RUTH EMILY POWELL, RECORDED IN CAUSE NO. 2000-P-56 OF THE COURT RECORDS OF MORGAN COUNTY, ILLINOIS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE EAST LINE OF SAID SOUTHWEST 1/4, FROM WHICH A 5/8-INCH IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID SOUTHWEST 1/4 BEARS SOUTH 00 DEGREES 08 MINUTES 31 SECONDS EAST, A DISTANCE OF 2,583.48 FEET, SAID POINT OF BEGINNING HAVING GRID COORDINATES OF N:1083955.55, E:2302916.02;

THENCE SOUTH 89 DEGREES 06 MINUTES 45 SECONDS WEST, LEAVING SAID EAST LINE, A DISTANCE OF 2,626.96 FEET TO A POINT FOR CORNER;

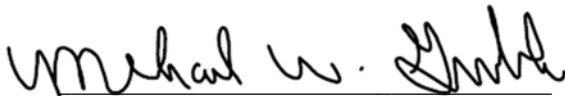
THENCE SOUTH 79 DEGREES 58 MINUTES 08 SECONDS WEST, A DISTANCE OF 194.43 FEET TO A POINT FOR CORNER IN THE WEST LINE OF SAID SOUTHWEST 1/4, FROM WHICH A 1-1/2-INCH IRON PIPE FOUND AT THE SOUTHWEST CORNER OF SAID SOUTHWEST 1/4 BEARS SOUTH 00 DEGREES 07 MINUTES 15 SECONDS WEST, A DISTANCE OF 2,554.44 FEET;

THENCE NORTH 00 DEGREES 07 MINUTES 15 SECONDS EAST, ALONG SAID WEST LINE, A DISTANCE OF 105.91 FEET TO THE NORTHWEST CORNER OF SAID SOUTHWEST 1/4;

THENCE NORTH 89 DEGREES 06 MINUTES 45 SECONDS EAST, ALONG THE NORTH LINE OF SAID SOUTHWEST 1/4, A DISTANCE OF 2,818.04 FEET TO THE NORTHEAST CORNER OF SAID SOUTHWEST 1/4;

THENCE SOUTH 00 DEGREES 08 MINUTES 31 SECONDS EAST, ALONG THE EAST LINE OF SAID SOUTHWEST 1/4, A DISTANCE OF 75.01 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 214,323 SQUARE FEET OR 4.920 ACRES OF LAND, MORE OR LESS.

BEARING BASIS: ALL BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, NAD 83(2011), WEST ZONE. ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES.



MICHAEL W. GERBERICK
PROFESSIONAL LAND SURVEYOR
REGISTRATION NO. 035-002683
STATE OF ILLINOIS PROFESSIONAL
DESIGN FIRM LICENSE NO. 184.006475

DATE: 05/12/2015



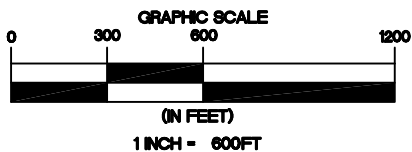
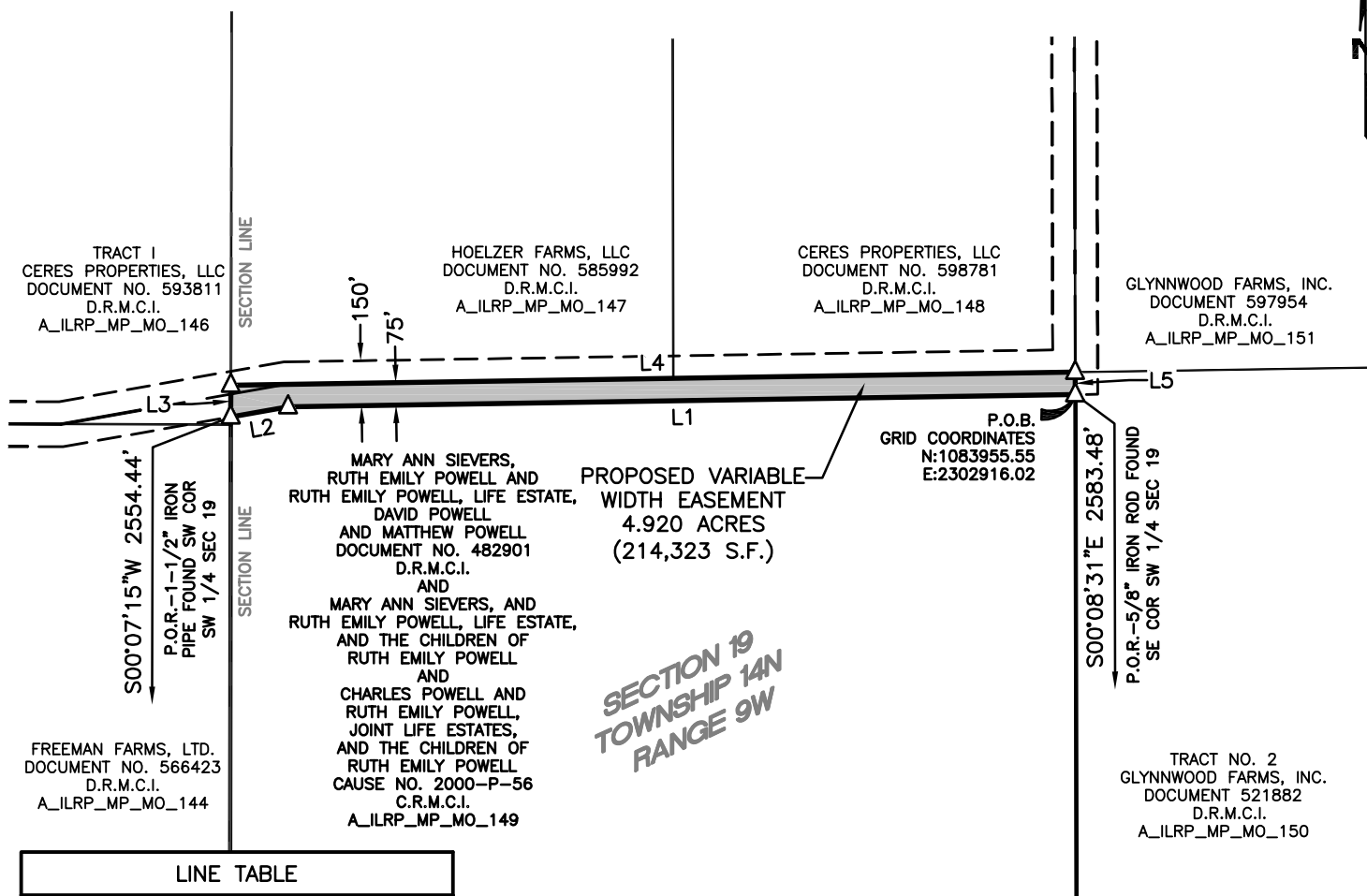


EXHIBIT "A"

ATXI Exhibit 2.3 (Part B)

Page 6 of 22



LINE TABLE

NUMBER	BEARING	DISTANCE
L1	S89°06'45"W	2626.96'
L2	S79°58'08"W	194.43'
L3	N00°07'15"E	105.91'
L4	N89°06'45"E	2818.04'
L5	S00°08'31"E	75.01'

LEGEND

C.R.M.C.I.	COURT RECORDS
D.R.M.C.I.	MORGAN COUNTY, ILLINOIS DEED RECORDS
P.O.B.	MORGAN COUNTY, ILLINOIS POINT OF BEGINNING
P.O.R.	POINT OF REFERENCE
△	CALCULATED POINT
---	SECTION LINE
---	SUBJECT PROPERTY LINE
---	PROPERTY LINE
---	PROPOSED EASEMENT CENTERLINE
---	PROPOSED EASEMENT



Michael W. Gerberick

MICHAEL W. GERBERICK
PROFESSIONAL LAND SURVEYOR
NO. 035-002683 - STATE OF ILLINOIS
PROFESSIONAL DESIGN FIRM
LICENSE NO. 184.006475 - STATE OF ILLINOIS

NOTES:

1. THIS EXHIBIT DOES NOT REFLECT ANY UNDERGROUND UTILITIES, EASEMENT OF RECORD OR OTHER ENCUMBRANCES THAT MAY AFFECT THE SUBJECT TRACT.
2. REFERENCE IS MADE TO THE DESCRIPTION OF EVEN DATE ACCOMPANYING THIS SKETCH.

SHEET 02 OF 02

PROJECT: ILLINOIS RIVERS
JOB NUMBER: 32359
DATE: 05/12/2015
SCALE: 1"=600'
TRACT ID: A_ILRP_MP_MO_149
DRAWN BY: TJC



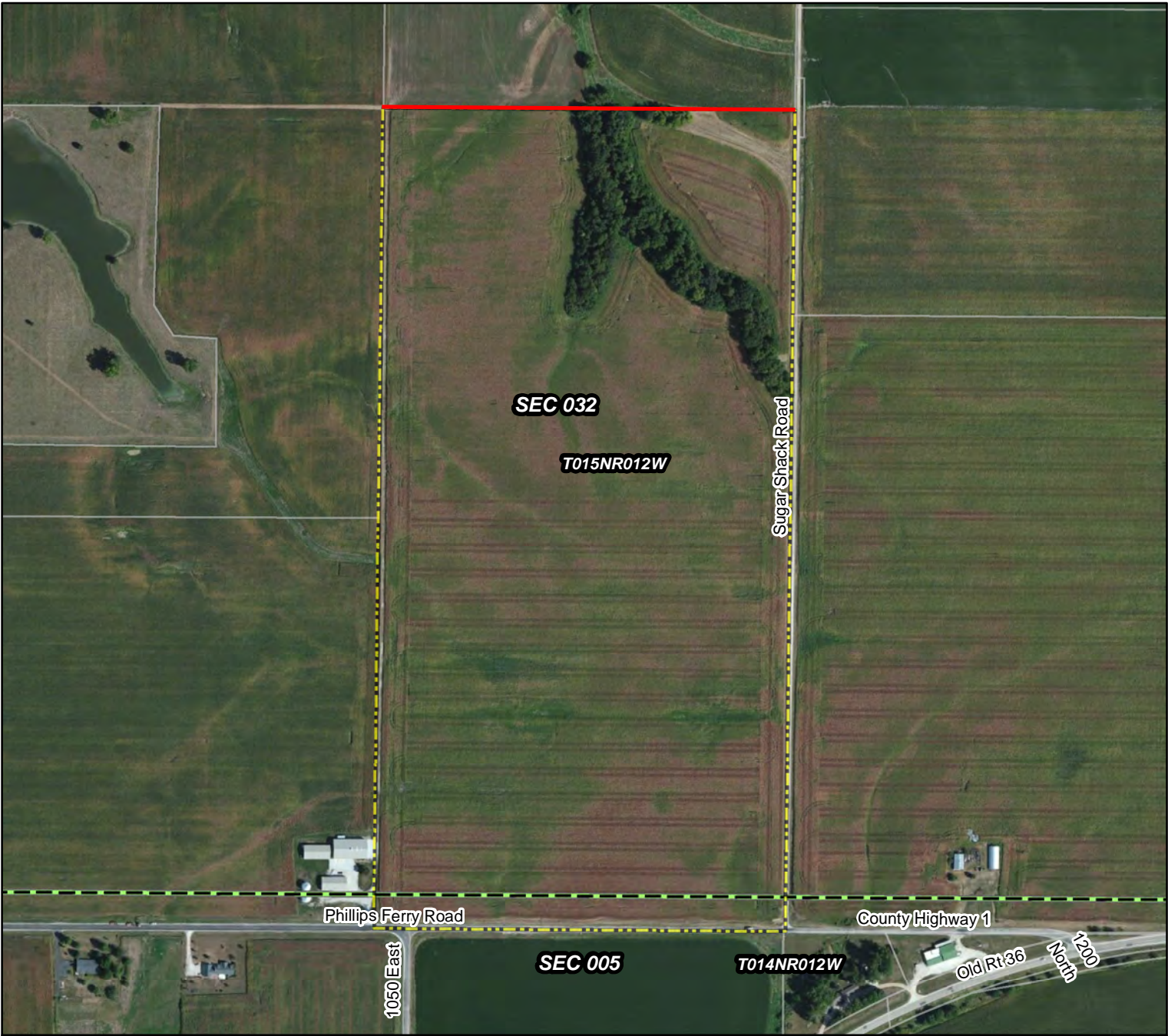
150' TRANSMISSION
LINE EASEMENT
MEREDOSIA TO PAWNEE
SECTION 19, TOWNSHIP 14 NORTH, RANGE 9 WEST
OF THE 3RD PRINCIPAL MERIDIAN
MORGAN COUNTY, ILLINOIS

Agent Checklist with Landowner

1. Landowner contacted to set up initial appointment no sooner than 14 days after the 14 day letter was sent ☒ 2.6.17
2. Initial appointment set for 5-13-14 ☒ 2.6.17
3. Activity Note entered regarding Initial Meeting, including specifics regarding landowner concerns, if any, and details of meeting ☒ 2.6.17
4. Prepare and review Acquisition documents and maps ☒ 2.6.17
5. Provide landowner with business card and show Ameren ID badge ☒ 2.6.17
6. Ask the landowner they received the 14 day letter:
 - a. Ask if the landowner read 14 days letter ☒ 2.6.17
 - b. Does landowner have any questions regarding letter: ☒ 2.6.17

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-
-
7. Provide/explain the purpose of the project ☒ 2.6.17
 8. Discuss routing and how it affects landowner:
 - a. Provide Fact Sheet about the project ☒ 2.6.17
 - b. Provide landowner copies of:
 - i. Small scale map of the project
 - ii. Sketch and description of type of facilities/structures
 - iii. Approximate location of facilities
 - iv. Option for Easement including exhibit showing length and width of the easement area
 - v. Memorandum of Option Exhibit B
 9. Make compensation offer, provide calculation sheet and explain basis of offer ☒ 2.6.17
 10. Discuss subordination of mortgage, if applicable ☒ 2.6.17
 11. Complete Construction Questionnaire, including name of tenant, if applicable ☒ 2.6.17
 12. Provide EMF brochure, if requested REFUSED ☒ 2.6.17
 13. Enter initial offers and counter-offers if any, into CLS Viewer. Contact tenant, as appropriate; complete tenant consent form if applicable ☒ 2.6.17
 14. Agent Name (Print and Sign) JEFFREY W. RUBRITUS ☒ 2.6.17

Tax Id: 03-32-400-001

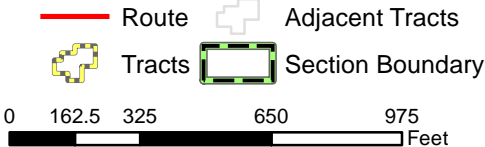


Ameren - Illinois Rivers



Contract Land Staff, LLC
2245 Texas Drive, Suite 200
Sugar Land, TX 77479

For discussion purposes only. All measurements and distances are approximations and pend final survey and engineering.



Ruth Emily Powell

Tract No.:A_ILRP_MP_ST_028

Date: 6/10/2015

EXHIBIT "A"

TRACT 1

A 2.290 ACRE TRACT OF LAND SITUATED IN THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 32, TOWNSHIP 15 NORTH, RANGE 12 WEST OF THE 3RD PRINCIPAL MERIDIAN, SCOTT COUNTY, ILLINOIS AND BEING PART OF A TRACT OF LAND DESCRIBED AS TRACT II IN RELEASE OF ESTATE INTEREST IN REAL ESTATE TO MARY ANN SIEVERS, AND A LIFE ESTATE TO RUTH EMILY POWELL, AND REMAINDER INTEREST TO HER CHILDREN, RECORDED IN BOOK 41, PAGE 62 OF THE DEED RECORDS OF SCOTT COUNTY, ILLINOIS (D.R.S.C.I.) AND DESCRIBED AS TRACT 3 IN NOTICE OF PROBATE AND RELEASE OF ESTATE INTEREST IN REAL ESTATE TO MARY ANN SIEVERS, A LIFE ESTATE TO RUTH EMILY POWELL, AND REMAINDER INTEREST TO HER CHILDREN, AND A JOINT LIFE ESTATE TO RUTH EMILY POWELL AND CHARLES POWELL, AND REMAINDER INTEREST TO THE CHILDREN OF RUTH EMILY POWELL, RECORDED IN BOOK 102, PAGE 58, D.R.S.C.I. AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID WEST 1/2, FROM WHICH A 5/8-INCH IRON ROD FOUND AT THE NORTHEAST CORNER OF SAID SOUTHEAST 1/4 BEARS SOUTH 89 DEGREES 35 MINUTES 53 SECONDS EAST, A DISTANCE OF 1,326.10 FEET, SAID POINT OF BEGINNING HAVING GRID COORDINATES OF N:1105603.01, E:2216266.89;

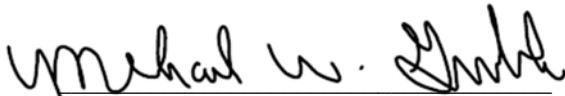
THENCE SOUTH 00 DEGREES 42 MINUTES 44 SECONDS WEST, ALONG THE EAST LINE OF SAID WEST 1/2, A DISTANCE OF 75.00 FEET TO A POINT FOR CORNER;

THENCE NORTH 89 DEGREES 35 MINUTES 53 SECONDS WEST, LEAVING SAID EAST LINE, A DISTANCE OF 1,330.12 FEET TO A POINT FOR CORNER IN THE WEST LINE OF SAID WEST 1/2, FROM WHICH A PK NAIL FOUND AT THE NORTH 1/4 CORNER OF SECTION 5, TOWNSHIP 14 NORTH, RANGE 12 WEST OF THE 3RD PRINCIPAL MERIDIAN BEARS SOUTH 01 DEGREES 22 MINUTES 52 SECONDS EAST, A DISTANCE OF 2,582.05 FEET;

THENCE NORTH 00 DEGREES 40 MINUTES 11 SECONDS EAST, ALONG SAID WEST LINE, A DISTANCE OF 75.00 FEET TO THE NORTHWEST CORNER OF SAID WEST 1/2;

THENCE SOUTH 89 DEGREES 35 MINUTES 53 SECONDS EAST, ALONG THE NORTH LINE OF SAID WEST 1/2, A DISTANCE OF 1,330.18 FEET TO **THE POINT OF BEGINNING** AND CONTAINING 99,761 SQUARE FEET OR 2.290 ACRES OF LAND, MORE OR LESS.

BEARING BASIS: ALL BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, NAD 83(2011), WEST ZONE. ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES.



MICHAEL W. GERBERICK
PROFESSIONAL LAND SURVEYOR
REGISTRATION NO. 035-002683
STATE OF ILLINOIS PROFESSIONAL
DESIGN FIRM LICENSE NO. 184.006475

DATE: 04/29/2015



EXHIBIT "A"

TRACT 2

A 3.397 ACRE TRACT OF LAND SITUATED IN THE SOUTH 60 ACRES OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 32, TOWNSHIP 15 NORTH, RANGE 12 WEST OF THE 3RD PRINCIPAL MERIDIAN, SCOTT COUNTY, ILLINOIS AND BEING PART OF A TRACT OF LAND DESCRIBED AS TRACT II IN RELEASE OF ESTATE INTEREST IN REAL ESTATE TO MARY ANN SIEVERS, AND A LIFE ESTATE TO RUTH EMILY POWELL, AND REMAINDER INTEREST TO HER CHILDREN, RECORDED IN BOOK 41, PAGE 62 OF THE DEED RECORDS OF SCOTT COUNTY, ILLINOIS (D.R.S.C.I.) AND DESCRIBED AS TRACT 3 IN NOTICE OF PROBATE AND RELEASE OF ESTATE INTEREST IN REAL ESTATE TO MARY ANN SIEVERS, A LIFE ESTATE TO RUTH EMILY POWELL, AND REMAINDER INTEREST TO HER CHILDREN, AND A JOINT LIFE ESTATE TO RUTH EMILY POWELL AND CHARLES POWELL, AND REMAINDER INTEREST TO THE CHILDREN OF RUTH EMILY POWELL, RECORDED IN BOOK 102, PAGE 58, D.R.S.C.I. AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH RIGHT-OF-WAY LINE OF OLD ILLINOIS 36 (60 FOOT RIGHT-OF-WAY), FROM WHICH A PK NAIL FOUND AT THE NORTH 1/4 CORNER OF SECTION 5, TOWNSHIP 14 NORTH, RANGE 12 WEST OF THE 3RD PRINCIPAL MERIDIAN BEARS NORTH 89 DEGREES 56 MINUTES 40 SECONDS WEST, A DISTANCE OF 2,485.06 FEET, SAID POINT OF BEGINNING HAVING GRID COORDINATES OF N:1102953.82, E:2217483.09;

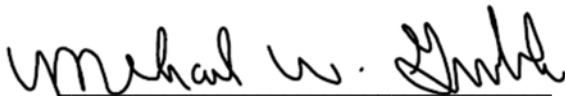
THENCE NORTH 00 DEGREES 45 MINUTES 17 SECONDS EAST, LEAVING SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 1,976.71 FEET TO A POINT FOR CORNER IN THE NORTH LINE OF SAID SOUTH 60 ACRES;

THENCE SOUTH 89 DEGREES 35 MINUTES 41 SECONDS EAST, ALONG SAID NORTH LINE, A DISTANCE OF 75.00 FEET TO THE NORTHEAST CORNER OF SAID SOUTH 60 ACRES, FROM WHICH A 5/8-INCH IRON ROD FOUND AT THE NORTHEAST CORNER OF SAID SOUTHEAST 1/4 BEARS NORTH 00 DEGREES 45 MINUTES 17 SECONDS EAST, A DISTANCE OF 664.11 FEET;

THENCE SOUTH 00 DEGREES 45 MINUTES 17 SECONDS WEST, ALONG THE EAST LINE OF SAID SOUTH 60 ACRES, A DISTANCE OF 1,969.60 FEET TO A POINT FOR CORNER IN SAID NORTH RIGHT-OF-WAY LINE AT THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 01 DEGREES 32 MINUTES 35 SECONDS, A RADIUS OF 2,798.97 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 84 DEGREES 59 MINUTES 35 SECONDS WEST, 75.38 FEET;

THENCE WESTERLY, ALONG SAID NORTH RIGHT-OF-WAY LINE AND SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 75.38 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 147,974 SQUARE FEET OR 3.397 ACRES OF LAND, MORE OR LESS.

BEARING BASIS: ALL BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, NAD 83(2011), WEST ZONE. ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES.



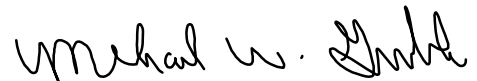
MICHAEL W. GERBERICK
PROFESSIONAL LAND SURVEYOR
REGISTRATION NO. 035-002683
STATE OF ILLINOIS PROFESSIONAL
DESIGN FIRM LICENSE NO. 184.006475

DATE: 04/29/2015

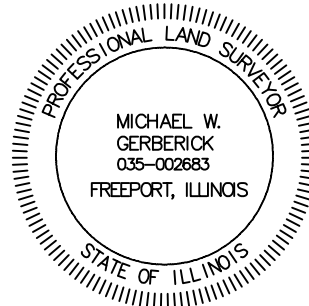


LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	S00°42'44"W	75.00'
L2	N89°35'53"W	1330.12'
L3	N00°40'11"E	75.00'
L4	S89°35'53"E	1330.18'
L5	N00°45'17"E	1976.71'
L6	S89°35'41"E	75.00'
L7	S00°45'17"W	1969.60'
L8	N00°45'17"E	664.11'

CURVE TABLE					
NUMBER	DELTA ANGLE	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C1	1°32'35"	2798.97'	75.38'	S84°59'35"W	75.38'



MICHAEL W. GERBERICK
 PROFESSIONAL LAND SURVEYOR
 NO. 035-002683 - STATE OF ILLINOIS
 PROFESSIONAL DESIGN FIRM
 LICENSE NO. 184.006475 - STATE OF ILLINOIS



NOTES:

1. THIS EXHIBIT DOES NOT REFLECT ANY UNDERGROUND UTILITIES, EASEMENT OF RECORD OR OTHER ENCUMBRANCES THAT MAY AFFECT THE SUBJECT TRACT.
2. REFERENCE IS MADE TO THE DESCRIPTION OF EVEN DATE ACCOMPANYING THIS SKETCH.

SHEET 04 OF 04

PROJECT: ILLINOIS RIVERS
JOB NUMBER: 32359
DATE: 04/29/2015
SCALE: NOT TO SCALE
TRACT ID: A_ILRP_MP_ST_028
DRAWN BY: JDM



150' TRANSMISSION
 LINE EASEMENT
 MEREDOSIA TO PAWNEE
 SECTION 32, TOWNSHIP 15 NORTH, RANGE 12 WEST
 OF THE 3RD PRINCIPAL MERIDIAN
 SCOTT COUNTY, ILLINOIS